

# SAN ANTONIO PLANNING COMMISSION MINUTES



April 11, 2012



2:00 P.M.

Jose R. Limon, *Chair*  
Marcello Diego Martinez, *Vice Chair*  
Rob Rodriguez, *Chair Pro Tem*  
Christopher M. Lindhorst     Andrea Rodriguez  
Lynda Billa Burke     Jody R. Sherrill  
Daniel D. Kossel     Donald Oroian

*The Cliff Morton Development and Business Service Center is located at 1901 South Alamo Street. This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-1111 or 711 (Texas Relay Service for the Deaf).*

*DECLARACIÓN DE ACCESIBILIDAD - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e interpretes para personas con problemas auditivos. Este servicio debe ser solicitado con cuarenta y ocho (48) horas antes del día programado para la reunión. Para mas información favor comunicarse al (210) 207-1111 o al 711 (Servicio para personas con problemas auditivos Texas Relay)*

Please note that Citizens Comments are limited up to three (3) minutes per person and may change as needed  
CALL (210) 207-1111 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEMS:

A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call – Present: Limon, Martinez, R. Rodriguez, , Kossel, Lindhorst, Oroian  
Absent: A. Rodriguez, Billa Burke, Sherrill

Chairman Limon stated Items 5B & 10 have been pulled

4. Citizens to be heard – No Citizens to be heard.

Chairman Limon opened the public hearing.

Luz Gonzales, Planner, presented items.

\* Project is located in the Camp Bullis Notification Area.

## 5. PUBLIC HEARINGS

### REPLAT W/ WRITTEN NOTIFICATION:

- A. 110291      **Laura Heights Unit 9 PUD**  
(East of the intersection of Malkin Place and Quayle Mist)

### PLANNED UNIT DEVELOPMENT (PUD) PLAN:

- B. ~~12-001~~      ~~**Hidden Canyon Subdivision PUD \***~~ - Pulled  
~~(On the west side of Canyon Golf Road, north of Stone Oak Parkway)~~

Chairman Limon closed the public hearing.

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## CONSENT AGENDA

**NOTICE TO THE PUBLIC:** All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

### PUBLIC HEARING FOR ITEM 6 HELD ABOVE:

6.      110291      **Laura Heights Unit 9 PUD**  
(East of the intersection of Malkin Place and Quayle Mist)

### PLATS:

7.      110383      **Alamo Ranch Unit 48D-1 PUD**  
(North of Del Webb Boulevard, west of Apache Ranch)
8.      120008      **Sablechase, Unit-3A (Enclave) \***  
(East of intersection of Mystic Chase and Hardy Run)
9.      120109      **Foster Shopping Center**  
(At the northeast corner of Foster Road and Binz-Engleman Road)
10.      120152      **Hidden Canyon, Unit-1, PUD \*** (Vacating Declaration)  
(North of the intersection of Roan Path and Sable Canyon)

**LAND TRANSACTION:**

11. **S.P. No. 1588**—Request to close, vacate, abandon and sell an unimproved 0.648 acre portion of West Chavaneaux Road Public Right of Way located easterly of Palo Alto College. (Capital Improvements Management Services, by Martha Almeria)

Motion: Commissioner Martinez to approve all items as presented less items 5B & 11.  
Second: Commissioner Kossl  
In Favor: Unanimous  
Opposed: None  
Motion Passes

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**INDIVIDUAL CONSIDERATION**

**PLANNED UNIT DEVELOPMENT (PUD) PLAN:**

12. ~~12-001~~ ~~Hidden Canyon Subdivision PUD \*~~ (Incomplete) - **Pulled**  
(On the west side of Canyon Golf Road, north of Stone Oak Parkway)

Commissioner Lindhorst arrived at 2:03 pm

**COMPREHENSIVE MASTER PLANS:**

Chairman Limon stated Commissioner Lindhorst has recused himself the item #13 and has left the boardroom.

13. **PA12022-** [Item Continued from February 22, 2012 and March 14, 2012 meetings] Public hearing and consideration of a resolution amending the land use plan contained in the Eastern Triangle Community Plan, a component of the Master Plan of the City, by changing the use of approximately 13.9 acres located at 2922, 2926, 2930, 2934, 2940, 2950, and 2954 Southeast Loop 410 and P-17B and P-17D of NCB 10777 from Community Commercial land use and Parks/Open Space land use to Industrial land use. (Department of Planning and Community Development, by Rebecca Paskos)

Rebecca Paskos, Planning and Community Development, presented item and recommended denial.

James Allen Boldt, stated he is in opposition of said request. He state their neighborhood association would like to request it remains community commercial.

Dennis Oloteo, owner, stated they have been in operation many years prior to the plan amendment and would like to request "L" Light Industrial District to continue his equipment sales business.

Chuck Christian, stated he assisted in the application process and stated he feels Mr. Oloteo's request would not hinder the surrounding property owners as the uses would remain equipment sales use.

Motion: Commissioner Kossl recommended approval of "L" Light Industrial District  
Second: Commissioner Oroian  
In Favor: Unanimous  
Opposed: None  
Recused: Lindhorst  
Motion Passes

Commissioner Lindhorst returned to the boardroom.

14. **PA12036** - Public hearing and consideration of a resolution amending the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.7379 acres located at 443 West Nakoma Street, legally described as Lot 18, Block 4, NCB 15855 from Community Commercial to Business Park. (Department of Planning and Community Development, by Jacob Floyd).

Jacob Floyd, Planning and Community Development, presented item and recommended approval.

Flint Bourgeois, owner, stated he would appreciate commission support for the proposed request.

Motion: Commissioner Lindhorst to approve item as presented  
Second: Commissioner Martinez  
In Favor: Unanimous  
Opposed: None  
Motion Passes

#### **OTHER ITEMS:**

15. Approval of the minutes for the March 28, 2012 Planning Commission meeting.

Motion: Commissioner Oroian to approve all items as presented  
Second: Commissioner Kossl  
In Favor: Unanimous  
Opposed: None  
Motion Passes

16. Director's report - City Council Action Update (Planning Commission Items sent to Council).
17. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.
18. **ADJOURNMENT.**

There being no further business, the meeting was adjourned at 2:37 pm.

APPROVED

A handwritten signature in black ink, appearing to read "Jose Limon", written in a cursive style.

Jose Limon, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to be initials "JPJ", written in a stylized cursive.

Executive Secretary